



Atascadero Design Review Committee

Report In Brief - Community Development Department

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PLN 2016-1597 Emerald Ridge Redesign 2705 El Camino Real (Central Coast Assets)

Property Owner:	Central Coast Assets, LLC	
Address:	2705, 2605, 2535 El Camino Real	
APN:	030-222-048	
General Plan:	High Density Residential (HDR)	
Zoning:	Residential Multi-Family (RMF-20)	
Project Area:	7.5 acres	
Existing Use:	Existing SFR / Vacant	
Proposed:	The applicant is proposing a total of 208 apartment units, of which 27 are units would be considered density bonus units. The proposal includes 72 one (1) bedroom units and 136 two (2) bedroom units. The applicant is proposing all units be market rate units.	
Recommendation:	DRC recommend to the Planning Commission approval of the proposed architecture and site plan and the Planning Commission make findings for density bonus approval.	

Background:

The subject site is located along El Camino Real between San Benito Road and Madera Place. The proposed project is located less than ½ mile from the Del Rio Road / El Camino Real intersection.

Emerald Ridge was originally approved in 2004 as a 45 unit condominium project. In 2005, additional phases were approved and proposed architecture was revised. A total

of 132 units were approved for construction in 2006. The project never broke ground and the entitlements have since expired. The applicant and their design team have revised the original project significantly to take advantage of the minimum density established in the High Density Residential land use designation, which is 20 units to the acre. The applicant wishes to move forward with the proposed design and additional units in an area identified as suitable for high density housing. The applicant is not proposing to subdivide through an airspace condo map and intends to develop the project as market rate rental housing. The proposed density bonus will not be set aside as affordable housing units.

The Design Review Committee reviewed this project at its August 24th meeting. At this meeting, the DRC directed the applicant to work with staff on parking addressing sufficient parking on-site.

Evaluation:

1. Site Planning

The applicant has revised the site plan to accommodate additional parking and additional amenities per DRC comments. The proposed site plan includes:

- Construction of 6 separate apartment buildings completed in three (3) separate phases;
- Three (3) buildings, three-stories each, with a mix of one bedroom apartment units and two (2) bedroom attached townhome units;
- Three (3) buildings, four-stories each, with a mix of one bedroom apartment units and two (2) bedroom attached townhome units;
- Reuse of historic colony home into a clubhouse for private use of residents;
- Recreational amenities including community pool, BBQ area and tot lot;
- Construction of a new street "B" for future connection into Gran Mercado (Del Rio Road Specific Plan);
- Revision to recreation amenities including a new proposed dog run;
- Proposed pedestrian amenities and walkways;
- On-Site parking demand met consistent with City Code;
- Proposed improvements along El Camino Real.

2016 Proposed Site Plan – September 2016 Revision



ARCHITECTURAL SITE PLAN

The following are the parking requirements consistent with the City's Zoning Ordinance and what the applicant is providing. The applicant's design team has revised the site plan and has included carports and tandem parking for building type "A". It is staff's understanding that the carport / tandem parking would be assigned to units in tandems. Additionally, the applicant continues to utilize "on-street" parking along Street B. The applicant is proposing 31 parking spaces along Street B in their overall parking calculations. In the previous August 2016 parking plan, the applicant included the following:

- ☐ 317 on-site vehicle parking space (253 covered);
- ☐ 10 on-site motor cycle spaces;
- ☐ 10 bicycle racks (5 bicycle spaces each) substituting for 10 parking spaces;

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- ☐ 337 total on-site vehicle parking spaces +
 - ☐ 31 off-site vehicle parking accommodated on Future "Street B"
 - ☐ **A total of 368 parking stall proposed**

The Atascadero Municipal Code requires parking to be accommodated on-site. This may be modified with approval a Conditional Use Permit (CUP) through the Planning Commission. The following is a breakdown of the revised parking plan:

Proposed Parking Calculations – Emerald Ridge				
Unit Types	Number of Units	Parking Requirement - AMC	Parking Spaces Needed- AMC	Provided Spaces on-site
1 bedroom unit	72	1.5 spaces per unit	108 spaces	102 Uncovered Spaces 247 Covered Spaces
2 bedroom unit	136	2 spaces per unit	272 spaces	
Guest Spaces		1 per 5 units	42 spaces	
Motorcycle Parking Substitution		1 motorcycle space per 20 spaces	-21 spaces	21 spaces
Bicycle Parking Substitution		1 bicycle rack per 20 spaces	-21 spaces	10 Racks
Total Number of Parking Spaces Required under AMC			380 spaces	380 spaces provided on-site Min. AMC Parking Met **31 spaces are Provided along Street B ** 28 spaces are provided along El Camino Real

Proposed Parking Plan



The applicant has met the required minimum parking standards and would not require a parking waiver by the Planning Commission, however staff continues to have some concern in regards to the amount of proposed tandem parking. Staff is proposing that the applicant be required to submit a parking management plan prior to the issuance of building permits per phase to ensure adequate parking, including management of parking spaces. Additionally, staff is recommending that an alternative street section of "Street B" be developed that allows for angled parking adjacent to the proposed project to allow for additional parking on-street, thereby potentially reducing demand for guest parking.

2. Recreational Amenity Revisions

The applicant has responded to some concerns raised by DRC members in regards to green space and common open space amenities. The applicant has revised some of the open space amenities to include a dog run, and responded to comments received in regards to the proposed Tot Lot.



- LANDSCAPE KEY**
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|--|---|---|
| ① 15X35 SWIMMING POOL | ⑥ DROUGHT TOLERANT PLANTINGS, BAULTON UNDER OAKS/TYP. | ⑭ PATIO SEATING AT TOT LOT AREA |
| ② POOL PERIMETER FENCE | ⑦ FLEXIBLE LAWN AREA | ⑮ FENCED DOG RUN WITH BENCHES AND WATER SPOUT |
| ③ SPA | ⑧ WELCOME PATIO | |
| ④ BBQ AREA | ⑩ COMMUNITY BULLETIN BOARD | |
| ⑤ 25X60 1/2-POOL HOUSE WITH MECHANICAL | ⑪ MAIL BOXES | |
| ④ OVERHEAD ARBOR TO MATCH POOL HOUSE | ⑫ TRASH ENCLOSURE | |
| ⑦ TOT LOT | ⑬ ADA PARKING FOR OFFICE | |
| | ⑯ SEAT WALL | |



Conclusion:

The proposed project's architectural elevations are of high quality and the applicant has revised the site plan to accommodate additional parking. The General Plan has targeted this area for future high density residential development. The proposed project is a high quality, multi-family project that will set the bar for future residential development near the Del Rio Road Commercial Area. Additional residential units will go towards supporting regional retail activity at this high priority development hub.

Attachments:

Attachment 1: Applicant DRC Package – September 2016 Revision

ITEM NUMBER: 2

DATE: 9-28-16

Attachment 1:	DRC Design Package – September 2016 revision PLN 2016-1597
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See following